

VANGUARD

STRUCTURAL | CIVIL | STORMWATER | FLOODING | GEOTECH

Appendix 16:

6 Larkin Street, Roseville – Unit 12

PROJECT NUMBER. V260255

Project Address: 2-4 Larkin Street & 1,3,5 Pockley Avenue, Roseville

Revision: A

10 June 2026

Reference: Appendix_16 - 6 Larkin Street, Roseville - Unit 12

Date	Revision	Prepared By	Signed Off By	Signature
10.06.2026	A	B.F	M.Y	

Table of Contents

1	Photographs	3
2	Exclusions and Limitations.....	41

Copyright

The contents of this report are copyright Vanguard Consulting Engineers. The use, duplication, or reproduction in part or full without written consent of Vanguard Consulting Engineers constitutes copyright infringement.

© All intellectual property and copyright reserved.



1 Photographs

Inspection date: 19th May 2026



Figure 1

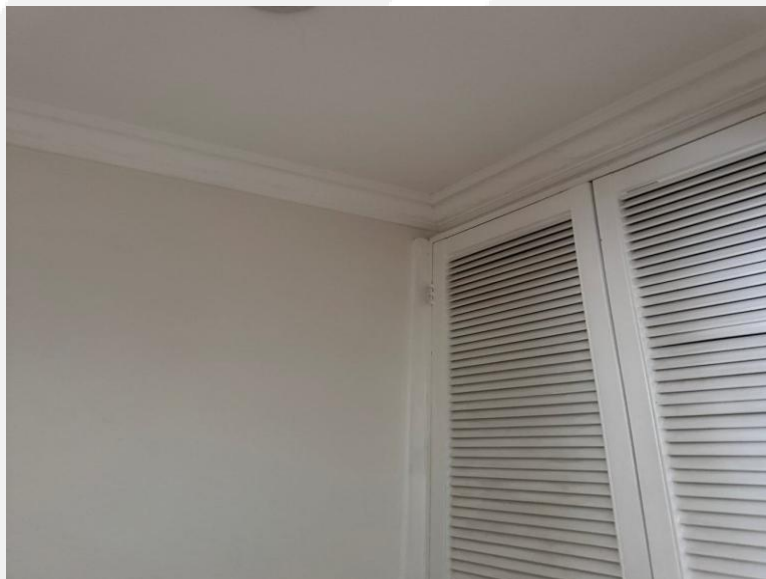


Figure 2





Figure 3



Figure 4





Figure 5

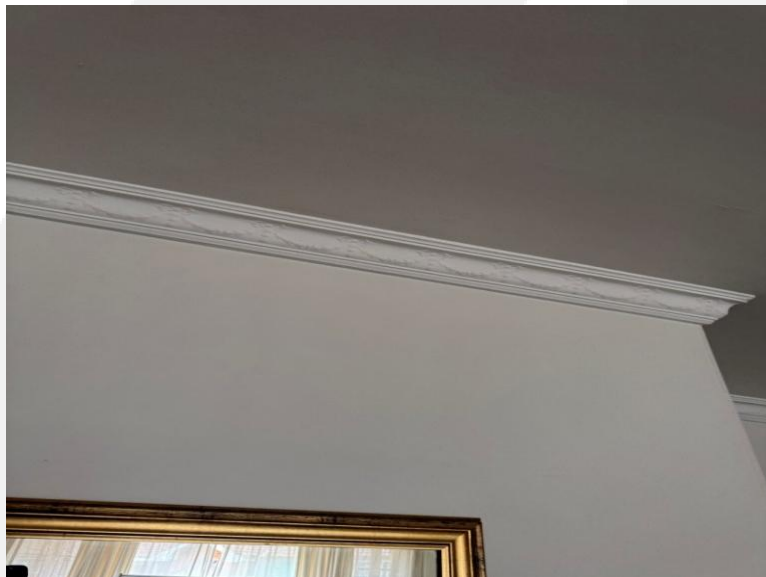


Figure 6





Figure 7

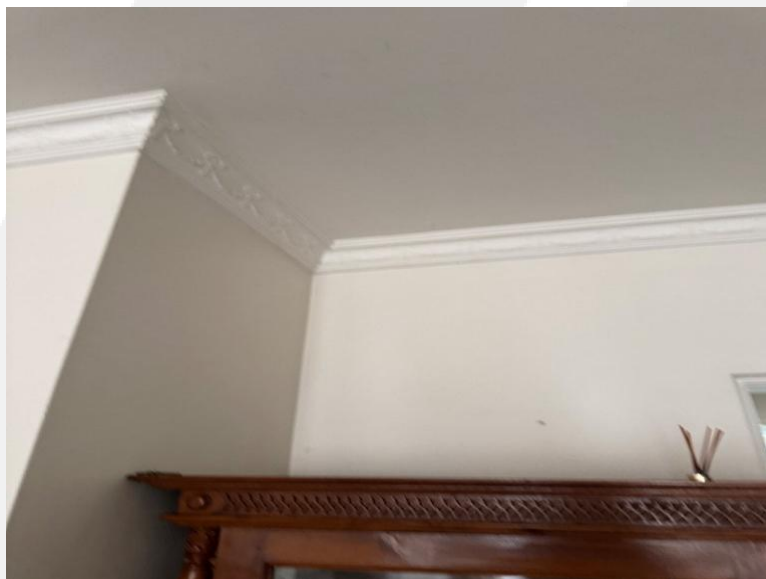


Figure 8





Figure 9



Figure 10





Figure 11



Figure 12





Figure 13



Figure 14





Figure 15



Figure 16





Figure 17



Figure 18





Figure 19



Figure 20





Figure 21



Figure 22





Figure 23



Figure 24





Figure 25



Figure 26





Figure 27



Figure 28





Figure 29



Figure 30





Figure 31



Figure 32



Figure 33



Figure 34





Figure 35



Figure 36



Figure 37



Figure 38





Figure 39



Figure 40



Figure 41



Figure 42



Figure 43



Figure 44



Figure 45



Figure 46





Figure 47



Figure 48





Figure 49



Figure 50



Figure 51



Figure 52





Figure 53



Figure 54





Figure 55



Figure 56





Figure 57



Figure 58



Figure 59



Figure 60





Figure 61



Figure 62



Figure 63

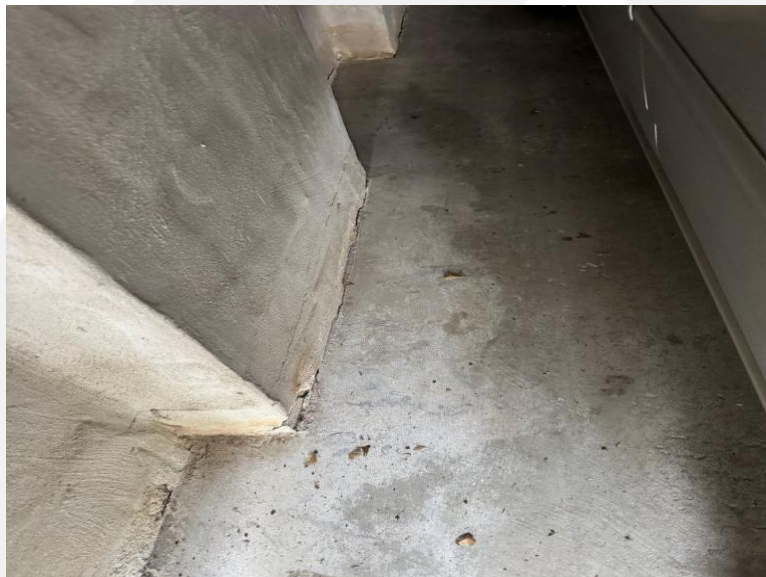


Figure 64





Figure 65



Figure 66



Figure 67



Figure 68



Figure 69

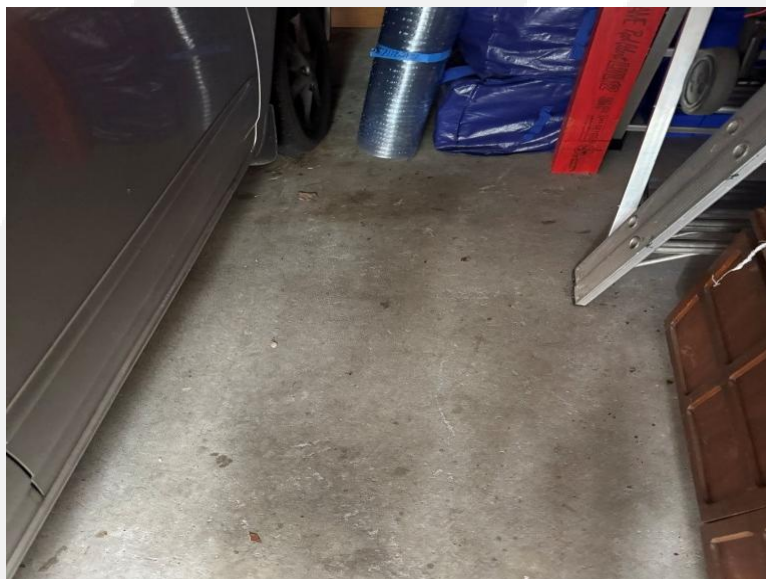


Figure 70



Figure 71



Figure 72





Figure 73



Figure 74



Figure 75



2 Exclusions and Limitations

- This report is not an all-encompassing assessment of the entire building. It represents a reasonable effort to identify visible defects observed at the time of the inspection. Whether a defect is deemed significant often depends on the age and type of the elements inspected.
- The inspection was visual only, restricted to areas that were fully accessible and visible to the naked eye at the time. The process did not involve dismantling, removing, or shifting any items or structures.
- This report does not address or guarantee detection of hidden or concealed defects, nor those that could be affected by varying weather conditions. Therefore, no assurance is given that defects or damage do not exist in inaccessible or partially inaccessible areas.
- The inspection does not cover timber pests, infestations, or damage caused by non-structural pests. These matters should be evaluated by a qualified pest inspector.
- No liability will be accepted for failing to identify issues in any section or area that was inaccessible or where access was restricted or denied to the inspector.

For any further queries regarding this report, please feel free to contact Moussa Youssef on (02) 9145 0253.

Yours faithfully,

Vanguard Consulting Engineers Pty Ltd



Moussa Youssef | Director
B.E. (Civil – Structures), Dip, Eng. Prac. MIE Aust 4313186



Vanguard Consulting Engineers Pty Ltd

Unit 11, 6 Weld Street, Prestons NSW 2170

(02) 9145 0253

admin@vceng.com.au

vceng.com.au

